

168.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

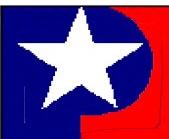
879,200 / 879,200

USE VALUE:

879,200 / 879,200

ASSESSED:

879,200 / 879,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
203		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KATZ ALAN/TRS

Owner 2: FLORENCE AVE TRUST

Owner 3:

Street 1: 26 LAKEVIEW

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CORCORAN JOHN E -

Owner 2: -

Street 1: 446 MAIN STREET

Twn/City: WALTHAM

St/Prov: MA Cntry

Postal: 02452

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 1814 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average			SUBDIVISION 7/92.									
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Good												
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average												
Color: BEIGE				A Kits: 1	Rating: Very Good												
View / Desir:				Frl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1914	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	2	5	2						
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen: 1993									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors: 4 - Carpet	50 %			Total:	18.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 180.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.22883129				General:	2	10	4						
Electric: 3 - Typical				Const Adj.: 0.99465346				COMPARABLE SALES									
Insulation: 2 - Typical				Adj \$ / SQ: 220.007				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 108500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 2				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 563033													
% Com Wal	% Sprinkled			Depreciation: 104724					Juris. Factor:		Before Depr:	220.01					
				Deprecated Total: 458309					Special Features: 0		Val/Su Net:	159.69					
									Final Total: 458300		Val/Su SzAd	252.65					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
				Year:													
				Color:													
PARCEL ID 168-0-0001-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
IMAGE																	
AssessPro Patriot Properties, Inc																	